



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

App. received: 27 May '00
App. complete: 31 May '00
Comment exp: 6 July 2000.

REPLY TO
ATTENTION OF:

CESAM-OP-S
PUBLIC NOTICE NO. AL00-00969-M

2 June 2000

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
AND
STATE OF ALABAMA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

PROPOSED MARINA COMPLEX, DOG RIVER, MOBILE, MOBILE COUNTY, ALABAMA

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 10 of the River and Harbor Act of 1899 (33 USC 403), and Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Sundowner Marina L.L.C.
Attention: Mr. O. C. Lockett
4910 Dauphin Island Parkway
Mobile, Alabama 36605

WATERWAY: Dog River, Mobile, Mobile County, Alabama

WORK: The applicant is requesting a permit for construction of a proposed marina complex consisting of 80 slips, 760 linear feet of associated piers, additional finger piers and mooring pilings and a boat launching area as shown on the enclosed drawings. The total waterward extension of the proposed marina will not exceed 400 feet. Approximately 8,500 cubic yards of silty sediment is proposed to be mechanically dredged from the marina basin to a depth of -8 feet mean low water. Included in this figure is the removal of a small spit of wetland, 0.03 acre, located on the southern property line. The dredge spoil material will be placed in uplands located on the property. The applicant is proposing to install approximately 320 linear feet of bulkhead along the southern property line and running north. The applicant is proposing to place fill in approximately 0.21 acre of wetlands located on the property for construction of associated roadways, parking areas, buildings and a pump-out facility. Impacts to wetlands will be mitigated by purchasing of 0.576 credits from a nearby wetland mitigation bank. The purpose of the proposed project is for construction of a marina that will accommodate 80 boats in wet storage and 200 boats in dry storage in the area of Dog River and Mobile Bay.

2 June 2000

The applicant has applied for certification from the State of Alabama in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made.

The applicant has certified that the proposed activity complies with and will be conducted in a manner that is consistent with the State Coastal Zone Management Program. Upon completion of the required advertising, a determination relative to consistency will be made by the Alabama Department of Environmental Management.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (Corps) can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

2 June 2000

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposed activity will not affect listed endangered or threatened species, or their critical habitat.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The proposal would impact approximately 64,000 square feet of estuarine substrates utilized by various lifestages of red drum, Spanish mackerel and shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

Correspondence concerning this Public Notice should refer to Public Notice Number **AL00-00969-M** and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Branch, with a copy to the Alabama Department of Environmental Management, 4171 Commanders Drive, Mobile, Alabama 36615, in time to be received prior to **6 July 2000**.

CESAM-OP-S
PUBLIC NOTICE NO. AL00-00969-M

2 June 2000

If you have any questions concerning this publication, you may contact this office, **Ms. Linda Brown**, telephone number **(334) 694-3786**. Please refer to the above Public Notice number.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures

LOCATOR 32 - SOUTHWEST

MOBILE COUNTY, ALABAMA NP.5S-RNG.1W)

0 SCALE OF MILES 1/2

660 1320 1980 2640 SCALE OF FEET 5

NORTHWEST

QUADRANT

SEE PAGE 142

OF

TWP.5S-RNG.1W

TWP.5S-RNG.2W

SEE PAGE 149

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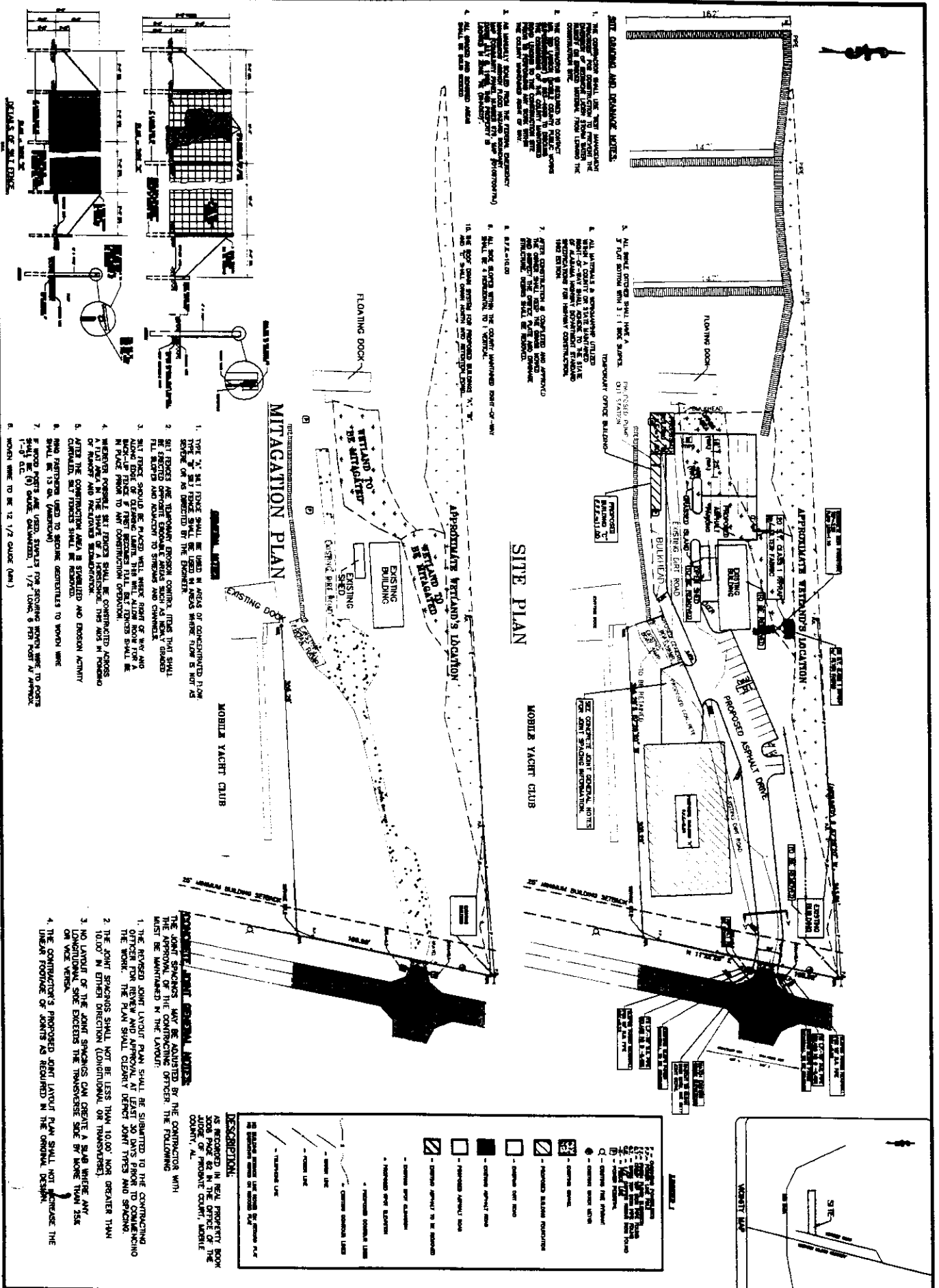
TWP.5S-RNG.2W



TWP.6S-RNG.1W

SEE PAGE 171

TWP.6S-RNG.1V



(5/24/00) AREAS A, B, C, A BASIN AREA 370' X 150'
D AS 15' X 200'

AL00-00969-M

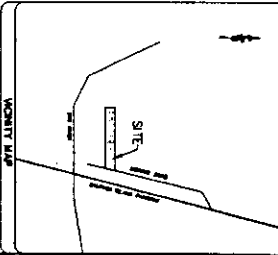
- EXISTING 8' N.W.**
- AREAS TO BE DEDICATED TO 8' N.W.**
1. The 8' N.W. area is to be dedicated to the 8' N.W. area.
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SITE PLAN

MOBILE YACHT CLUB

25' MINIMUM BUILDING SETBACK
SERVICE ROAD

- LEGEND:**
- 1. 8' N.W. area
 - 2. 8' N.W. area
 - 3. 8' N.W. area
 - 4. 8' N.W. area
 - 5. 8' N.W. area
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 - 10. 8' N.W. area

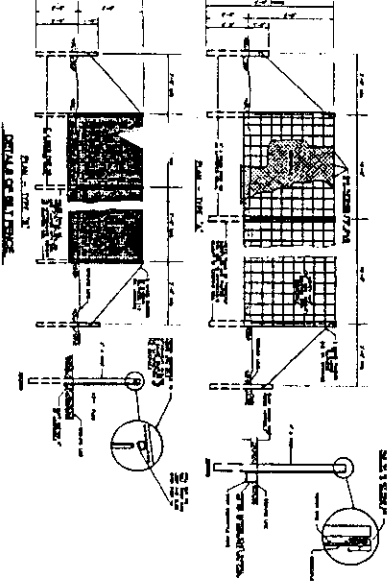


MITIGATION PLAN

MOBILE YACHT CLUB

25' MINIMUM BUILDING SETBACK
SERVICE ROAD

- LEGEND:**
- 1. 8' N.W. area
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 - 4. 8' N.W. area
 - 5. 8' N.W. area
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 - 7. 8' N.W. area
 - 8. 8' N.W. area
 - 9. 8' N.W. area
 - 10. 8' N.W. area



- GENERAL NOTES:**
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- CONTRACTOR AND OWNER NOTES:**
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DRIVE	FIELD NO.	DATE	PROJECT NO.
E8	001-173	05/24/00	CLIFF LOCKETT
FILE NAME:	SHEET		
001-173	1/2		
5-30			

POLYSURVEYING OF MOBILE
ENGINEERS - LAND SURVEYORS
5588 JACKSON ROAD MOBILE, AL 36619
(334) 666-2010 (334) 666-7792 (FAX)

SCALE: 1" = 40'	NOTARY SEAL	SURVEYOR'S SEAL	REVISIONS
DATE: 03-10-00	DRAWN BY: H.S.		
DATE SURVEYED: 02-02-00	CHECKED BY: D.M.G.		

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001
OFFICIAL BUSINESS

FIRST-CLASS MAIL
U.S. POSTAGE
PAID
MOBILE, AL
PERMIT NO. 283

